

VICINITY MAP - N.T.S.

FLOOD NOTE:

1. This Lot is shown as being located in Zone "X" by Flood Insurance Rate Map No. 48439C0190 K, dated September 25, 2009. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.
2. Bearings and coordinates shown are referenced to, Texas North Central Zone, (4202), NAD 83.

LEGEND

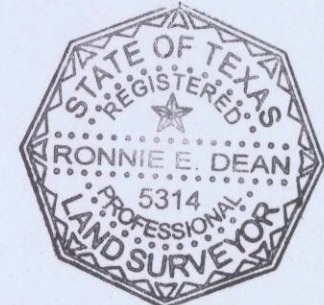
IRS - Iron Rod Set
UE - Utility Easement
BL - Building Line

IRF - Iron Rod Found
ROW - Right Of Way
CC - Corner Clip

GENERAL NOTES:

1. Building Permits: No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.
2. Construction Prohibited Over Easements: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
3. Parkway Permit: Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
4. Site Drainage Study: A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.
5. Sidewalks: Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards"
6. Pressure Reducing Valves (P.R.V.'s) Required: Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.
7. Utility Easements: Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, or other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
8. Transportation Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance and is due on the date a building permit is issued.
9. The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees water. The total amount assessed is established on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance and becomes effective on the date the building permit is issued or the connection date to the municipal water and/or wastewater system.

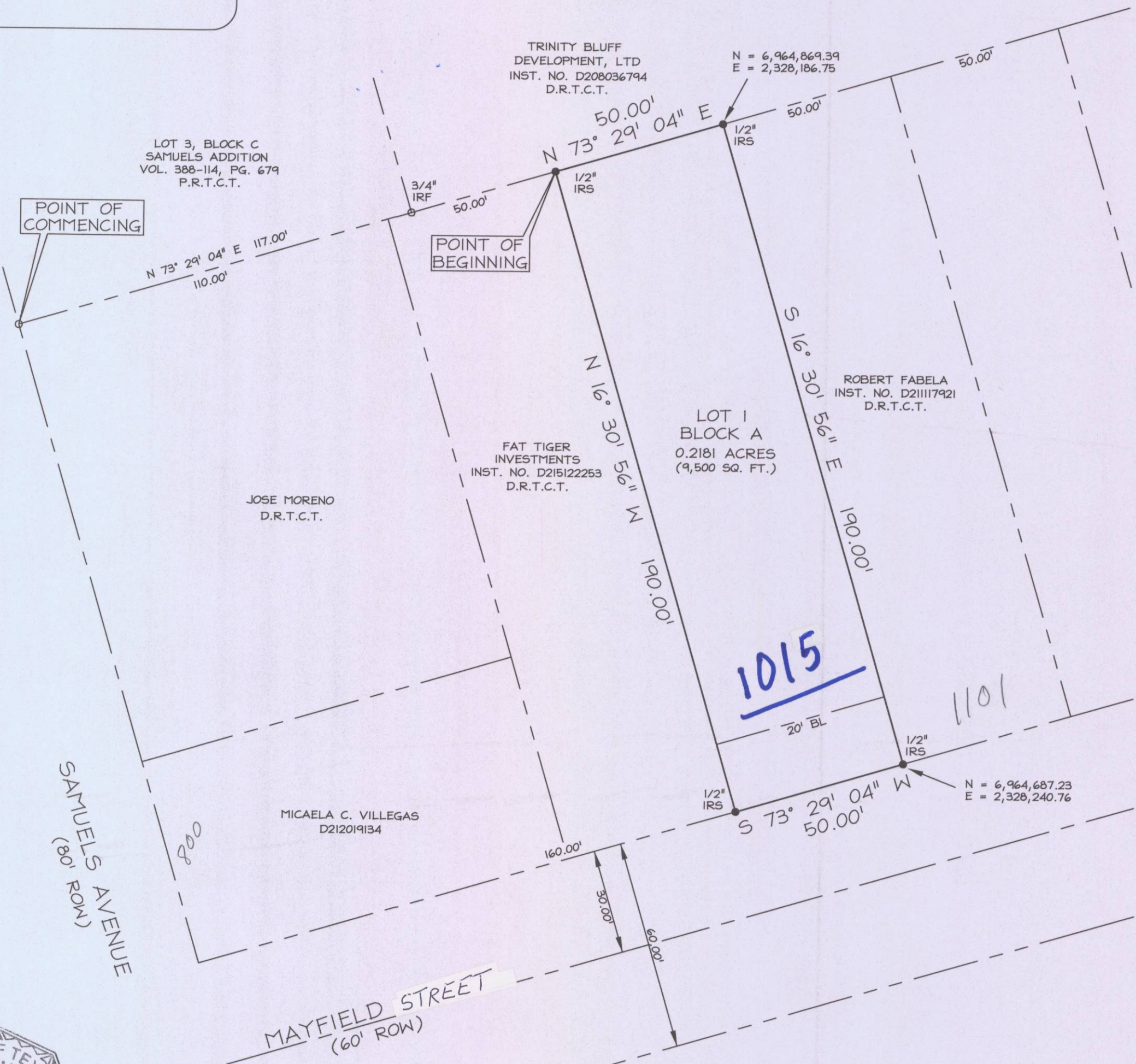
SURVEYOR:
Dean Surveyors
5116 Bellefontaine Drive
Arlington Texas, 76017
817-487-9486



Ronnie E. Dean 01-21-16
Ronnie E. Dean - R.P.L.S. No. 5314

This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this Plat, as shown hereon from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Job No. 151013P Surveyed on the ground October 29 thru November 18, 2015



OWNERS DEDICATION:
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ROSEMARY ALANIZ, is the owner of a 0.2181 acre tract of land situated in the Felix G. Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, also known as Lot E, Block B, Samuels Addition, an Unrecorded Addition, as witnessed in that certain Affidavit of Ownership, dated December 12, 2008, recorded in Instrument No. D209069853, Deed Records, Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2" iron rod found in the east right-of-way line of Samuels Avenue, (80' right-of-way), at the northwest corner of a tract of land conveyed to Jose Moreno, also known as Lot H, Block B of Samuels Unrecorded Addition and the southwest corner of Lot 3, Block C, of the Samuels Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-114, Page 679, (D.R.T.C.T.);

THENCE, N 73° 29' 04" E, continuing along and with the north line of said, Lot H, Block B, of said, Samuels Unrecorded Addition and the south line of said, Lot 3, Block C, Samuels Addition, at 110.00 feet pass a fence corner at the northeast corner of said, Lot H, Block B, Samuels Unrecorded Addition, the northwest corner of a tract conveyed to Fat Tiger Investments, recorded in Instrument No. D215122253, also known as Lot F, Block B of Samuels Unrecorded Addition and continuing with the south line of said, Lot 3, Block C, Samuels Addition and the north line of said Lot F, Block B, Samuels Unrecorded Addition, at 117.00 feet pass a 5/8" iron rod found at the southeast corner of said, Lot 3, Block C and the southwest corner of a tract of land conveyed to Trinity Bluff Development, LTD, recorded in Instrument No. D208036794, described as Tract 5, Parcel B and Parcel C and continuing a total distance of 160.00 feet to a 1/2" iron rod set at the northwest corner and Point Of Beginning of the herein described Lot 1, Block A, Alaniz Addition;

THENCE, N 73° 29' 04" E, continuing along and with the south line of said, Trinity Bluff Development tract and the north line of said, Lot 1, Block A, Alaniz Addition, 50.00 feet to a 1/2" iron rod set at the northwest corner of a tract conveyed to Robert Fabela, recorded in Instrument No. D211117921, also known as Lot D, Block B, Samuels Unrecorded Addition;

THENCE, S 16° 30' 56" E, along and with the west line of said, Robert Fabela tract, 190.00 feet to a 1/2" iron rod set at the southwest corner of said, Fabela tract and in the north right-of-way line of Mayfield Avenue, a (60' right-of-way);

THENCE, S 73° 29' 04" W, along and with the north right-of-way line of Mayfield Avenue, 50.00 feet to a 1/2" iron rod set at the southeast corner of said, Fat Tiger Investments tract;

THENCE, N 16° 30' 56" W, along and with the east line of said, Fat Tiger Investments tract, 190.00 feet to the POINT OF BEGINNING, containing 9,500 square feet or 0.2181 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ROSEMARY ALANIZ, the undersigned, does hereby adopt this plat designating the above described property to be known as Lot 1, Block A, Alaniz Addition, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

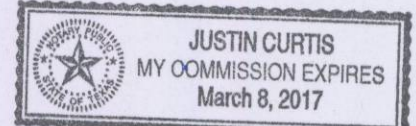
Rosemary Alaniz
Rosemary Alaniz

BEFORE ME, the undersigned authority, on this day personally appeared, ROSEMARY ALANIZ, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
on this 18 day of January 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS:

Justin Curtis



FS15-250

FINAL PLAT

LOT 1, BLOCK A, ALANIZ ADDITION

Being 0.2181 acres of land situated in the
Felix G. Mulliken Survey, Abstract No. 1045,
Tarrant County, Texas,

November 19, 2015, Resubmitted January 15, 2016

Phase 1, Section 1 Case No. FS-15-250



Li. Rec
1-20-2016

OWNER: Rosemary Alaniz
2705 Goldenrod Ave.
Fort Worth, Texas 76111

| CITY OF FORT WORTH TEXAS CITY PLAN COMMISSION | |
|--|-----------|
| This plat is valid only if recorded within 90 days after date of approval. | |
| Plat Approval Date: _____ | |
| By: _____ | Chairman |
| By: _____ | Secretary |

0 15 30 45 60
1" = 30 FEET

This plat filed in Instrument No. **D216019513** Date: **1/29/2016**